THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 17173 DEEDQC
10/24/2017 09:08:46 AM 3 pgs
Fees: $18.00 Taxes: $74.00

20171024-0108704

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of TEN THOUSAND DOLLARS TO EACH PARTY, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Robert Todd Smith and Michelle Smith Hunter, does this day bargain, sell, release, remise, quitclaim and convey unto Michelle Lee Ann Smith Moya and Jose Omar Moya, wife and husband, to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2, Section 1 on the Map of Moss Rose Heights Subdivision, a part of the W.J. Tune land, and describing according to a survey made by Blanthard and Parrish, Engineers, September 2, 1940, as follows:

Beginning at a point in the easterly margin of Maxey Lane 41.7 feet southwest of a concrete monument set in the eastern margin of Mazey Lane, the beginning of a curve in Claypool Avenue, the common corner of lots Nos 1 and 2 of said Subdivision; thence southwesterly with the easterly margin of Maxey Lane 60 feet to a point, the common corner of lots Nos. 2 and 3 of said Subdivision; thence northeasterly 60 feet; thence westerly with the dividing line between lots No. 1 and 2 of said Subdivision 170 feet to the point of beginning.

Being the same property conveyed to Roy H. Olney and wife, Harriette Plumlee Olney, from Weakley J. Tune and wife, Annie V. Tune, recorded in Book 1225, Page323, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Harriet Plumlee Olney by Roy E. Olney of record in Book 1785, Page 305, Register's Office of Davidson County, Tennessee. Being the same property vested in Roy H. Olney by the death of Harriette Plumlee of record in WB 00006886 Pg 0000679, Register's Office of Davidson County, Tennessee. Being the same property vested in Pauline R. Hightower by the death of Roy J. Olney and recordation of his Last Will and Testament by the Estate of Roy H. Olney in WB 00000192, Page 505, said Register's Office. Pauline R. Hightower having since died and her Estate recorded in the Probate Court, Seventh Circuit Court of Davidson County, Tennessee in Docket No. 05P-31 and closed on June 7, 2006. Pauline R. Hightower is one and the same as Pauline Russell Smith.

Being the same property that is the subject of an Affidavit of Heirship dated April 30, 2008 and of record as Instrument 20080430-0043972 recorded on April 30, 2008 in the Register of Deeds Office of Davidson County, Tennessee. With the death of Pauline Hightower Smith all rights, title, and interest in and to the real property described above vested in Nathanial Thomas Smith and James Richard Smith. James Richard Smith died intestate and unmarried on April 22, 2008 leaving three (3) children born of his body, namely: James Ryan Smith; Robert Todd Smith; and Michelle Smith Hunter.

Being the same property that is the subject of an Affidavit of Heirship dated September 14, 2016 and of record as Instrument 2016915-0097059 recorded on September 15, 2016 in the Register if Deeds Office of Davidson County, Tennessee. A Durable Power of Attorney from Teresa Leigh Woodruff to Michelle Lee Ann Smith (Now Moya) being recorded in the Register of Deeds of Davidson County, Tennessee on September 15, 2016 as Instrument No. 20160915-0097058. Being the same property conveyed to Michelle Lee Ann Smith Moya by Quitclaim Deed from Teresa Leigh Woodruff, dated 9/29/16 of record in Instrument Number 20160928-0102311, Register's Office for Davidson County, Tennessee. Being further the same property conveyed to Michelle Lee Ann Smith Moya and Jose Omar Moya, wife and husband having a ½ undivided interest in said property by Quitclaim Deed from Michelle Lee Ann Smith Moya, dated 08/28/17, of record in Instrument No. 20170831-0089580, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, conditions, easements and other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as: 1703 Riverwood Drive, Nashville, TN 37216.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 3rd **day of October 2017.**

Robert Todd Smith

Michelle Smith Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Robert Todd Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd **day of October , 2017.**

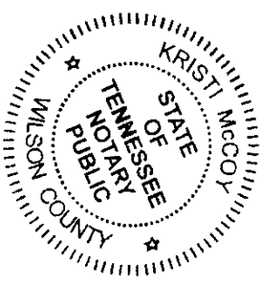
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/19

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Michelle Smith Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd **day of October , 2017.**



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/27/19

AFFIDAVIT

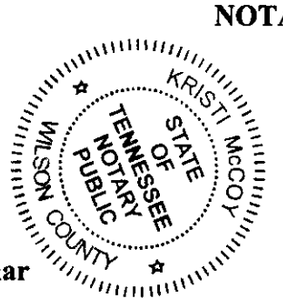
The actual consideration or value, whichever is greater, for this transfer is $20,000.00, being $10,000.00 each party.

x Michelle Smith Moya
Affiant

Subscribed and sworn to before me this 3rd **day of October 2017.**

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/27/19



Map & Parcel No.: 62-13 Parcel 101

Name and address of new owner:
Send tax bills to:
Michelle Lee Ann Moya and Jose Omar
1703 Riverwood Drive
Nashville, TN 37216